

PHASE 1

GEA		Sqm	Sqft
parking/storage			
Level -03	Plant / storage (half basement)	229	2465
Level -02	Parking (undercroft/half basement)	734	7901
Level -01	Parking (undercroft)	920	9903
		1883	17804
Residential			
Block A	(Private)	1152	12400
Block B	(Private)	899	9671
Block C	(Private)	139	1494
Block D	(Private)	4368	47017
Block F	(Private)	1238	13326
Block G	(Shared Ownership)	1010	10872
Block G	(Affordable Rent)	238	2562
Block H	(Shared Ownership)	0	0
Block H	(Affordable Rent)	1228	13218
		10271	110560
Block E	(Community)	441	4747
GEA (TOTAL)		12595	133111

GIA		90 % (GEA/GIA)	Sqm	Sqft
Residential				
Block A	(Private)		908	9774
Block B	(Private)		689	7416
Block C	(Private)		111	1190
Block D	(Private)		3931	42315
Block F	(Private)		1114	11993
Block G	(Shared Ownership)		909	9784
Block G	(Affordable Rent)		214	2306
Block H	(Shared Ownership)		0	0
Block H	(Affordable Rent)		1105	11896
			8981	96676
Block E	(Community)		365	3929
GIA (TOTAL)			9346	100605

Blocks A1 and A2

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -01						
	1	3	204	2196	DUPLEX	Private
	2	4	210	2260	DUPLEX	Private
Level 00						
Level 01						
	3	3	202	2174	DUPLEX	Private
	4	4	220	2368	DUPLEX	Private
Level 02						
		4	836	8999		

Block B

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level 00						
	1	3	165	1776	DUPLEX	Private
	2	4	169	1819	DUPLEX	Private
Level 01						

Level 02						
	3	3	165	1776	DUPLEX	Private
	4	4	171	1841	DUPLEX	Private
	4		670	7212		

Block C

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level 00						
	1	2	111	1195	DUPLEX	Private
Level 01						
	1		111	1195		

Block D

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -02						
	1	3	130	1399	MEWS	Private
Level -01						
Level 00						
	2	3	108	1163	FLAT	Private
	3	3	136	1464	FLAT	Private (W/chair unit)
	4	2	102	1098	FLAT	Private
	5	3	116	1249	FLAT	Private
	6	3	167	1798	FLAT	Private (W/chair unit)
Level 01						
	7	3	108	1163	FLAT	Private
	8	3	106	1141	FLAT	Private
	9	2	100	1076	FLAT	Private
	10	3	116	1249	FLAT	Private (W/chair unit)
	11	3	116	1249	FLAT	Private (W/chair unit)
	12	2	96	1033	FLAT	Private
Level 02						
	13	3	108	1163	FLAT	Private
	14	3	106	1141	FLAT	Private
	15	2	100	1076	FLAT	Private
	16	3	116	1249	FLAT	Private (W/chair unit)
	17	3	116	1249	FLAT	Private (W/chair unit)
	18	2	96	1033	FLAT	Private
Level 03						
	19	3	108	1163	FLAT	Private
	20	3	106	1141	FLAT	Private
	21	2	102	1098	FLAT	Private
	22	3	116	1249	FLAT	Private
	23	3	116	1249	FLAT	Private
	24	2	96	1033	FLAT	Private
Level 04						
	25	3	124	1335	FLAT	Private
	26	3	120	1292	FLAT	Private
	27	3	146	1572	FLAT	Private
	28	3	143	1539	FLAT	Private
Level 05						
	29	3	137	1475	FLAT	Private
	30	3	131	1410	FLAT	Private
	30		3488	37545		

Block E (Community)

Level	Unit No	NIA Sqm	Sqft	Type	Tenure
Level -02	1	290	3122	Studio	Community
	1	290	3122		

Block F

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -03	1	1	55	592	FLAT	Private
	2	1	53	570	FLAT	Private
Level -02	3	1	53	570	FLAT	Private
	4	1	58	624	FLAT	Private
	5	2	78	840	FLAT	Private
Level -01	6	1	53	570	FLAT	Private
	7	1	58	624	FLAT	Private
	8	2	78	840	FLAT	Private
Level 00	9	1	53	570	FLAT	Private
	10	1	58	624	FLAT	Private
	11	2	78	840	FLAT	Private
Level 01	12	1	49	527	FLAT	Private
	13	1	60	646	FLAT	Private
	14	1	52	560	FLAT	Private
	14		836	8999		

Block G

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -03	1	3	96	1033	DUPLEX	Affordable Rent
	2	3	96	1033	DUPLEX	Affordable Rent
Level -02	3	1	50	538	FLAT	Shared Ownership
	4	1	50	538	FLAT	Shared Ownership
Level -01	5	2	78	840	FLAT	Shared Ownership
	6	1	50	538	FLAT	Shared Ownership
	7	1	53	570	FLAT	Shared Ownership
Level 00	8	2	78	840	FLAT	Shared Ownership
	9	1	50	538	FLAT	Shared Ownership
	10	1	53	570	FLAT	Shared Ownership
Level 01	11	1	52	560	FLAT	Shared Ownership
	12	1	51	549	FLAT	Shared Ownership
	13	1	50	538	FLAT	Shared Ownership
	13		807	8687		

Block H

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -03	1	3	100	1076	DUPLEX	Affordable Rent
	2	3	100	1076	DUPLEX	Affordable Rent
Level -02	3	2	77	829	FLAT	Affordable Rent (W/Chair unit)

Level -01						
	4	3	86	926	FLAT	Affordable Rent
	5	3	86	926	FLAT	Affordable Rent
Level 00						
	6	3	86	926	FLAT	Affordable Rent
	7	3	86	926	FLAT	Affordable Rent
Level 01						
	8	2	73	786	FLAT	Affordable Rent
	9	2	73	786	FLAT	Affordable Rent
	9		767	8256		

Total Phase 1 Residential NIA: 7515 80891

PHASE 1 SUMMARY - Affordable Housing

	Affordable Rent	Shared Ownership	Total	% of affordable housing offer
Area - GEA (msq)	1466	1010	2476	
Area - NIA (msq)	959	615	1574	21
Units				
1b/2p	0	9	9	
2b/3p	0	0	0	
2b/4p	3	2	5	
3b/5p	8	0	8	
			<u>22</u>	

PHASE 2

GEA		Sqm	Sqft
<hr/>			
parking/storage			
Level -03	Plant / storage (half basement)	50	538
Level -03	Parking (undercroft/half basement)	1510	16254
Level -02	Parking (undercroft)	770	8288
		<hr/>	<hr/>
		2330	24542
Residential			
Block J	(Affordable Rent)	1201	12928
Block K	(Shared Ownership)	286	3073
Block K	(Private)	1616	17395
Block L	(Private)	1738	18708
Block M	(Private)	1745	18783
		<hr/>	<hr/>
		6586	70886
GEA (TOTAL)		8916	95428
GIA		90 % (GEA/GIA)	
<hr/>			
Residential			
Block J		1081	11635
Block K		1711	18421
Block L		1564	16837
Block M		1571	16905
		<hr/>	<hr/>
Commercial/community (GIA)		0	0
GIA (TOTAL)		5927	63798

Block J

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -03						
	1	3	100	1076	DUPLEX	Affordable Rent
	2	3	99	1066	DUPLEX	Affordable Rent
Level -02						
	3	2	81	872	FLAT	Affordable Rent (W/Chair unit)
Level -01						
	4	3	86	926	FLAT	Affordable Rent
	5	3	86	926	FLAT	Affordable Rent
Level 00						
	6	3	86	926	FLAT	Affordable Rent
	7	3	86	926	FLAT	Affordable Rent
Level 01						
	8	2	73	786	FLAT	Affordable Rent
	9	2	73	786	FLAT	Affordable Rent
	9		770	8288		

Block K

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -02						
	1	3	262	2820	TRIPLEX	Private
	2	2	80	861	FLAT	Private
	3	1	66	710	FLAT	Shared Ownership
	4	1	66	710	FLAT	Shared Ownership
	5	1	50	538	FLAT	Shared Ownership
Level -01						
	6	2	82	883	FLAT	Private
	7	2	82	883	FLAT	Private
	8	2	59	635	FLAT	Private
	9	1	59	635	FLAT	Shared Ownership
Level 00						
	10	2	82	883	FLAT	Private
	11	2	82	883	FLAT	Private
	12	1	59	635	FLAT	Private
	13	1	59	635	FLAT	Private
Level 01						
	14	2	82	883	FLAT	Private
	15	2	82	883	FLAT	Private
	16	1	59	635	FLAT	Private
	17	1	59	635	FLAT	Private
	17		1370	14747		

Block L

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -01						
	1	2	84	904	FLAT	Private
	2	2	84	904	FLAT	Private
	3	2	83	893	FLAT	Private
	4	2	85	915	FLAT	Private
Level 00						
	5	2	78	840	FLAT	Private
	6	2	84	904	FLAT	Private (W/Chair unit)
	7	2	84	904	FLAT	Private (W/Chair unit)
	8	3	92	990	FLAT	Private
Level 01						
	9	2	78	840	FLAT	Private
	10	2	84	904	FLAT	Private
	11	2	84	904	FLAT	Private
	12	3	92	990	FLAT	Private
Level 02						
	13	3	166	1787	FLAT	Private
	13		1178	12680		

Block M

Level	Unit No	Bedroom	NIA Sqm	Sqft	Type	Tenure
Level -01						
	1	2	84	904	FLAT	Private
	2	3	92	990	FLAT	Private
	3	2	79	850	FLAT	Private
	4	2	85	915	FLAT	Private
Level 00						
	5	2	84	904	FLAT	Private (W/Chair unit)
	6	3	92	990	FLAT	Private
	7	2	79	850	FLAT	Private
	8	2	85	915	FLAT	Private (W/Chair unit)
Level 01						
	9	2	84	904	FLAT	Private
	10	3	92	990	FLAT	Private
	11	2	79	850	FLAT	Private
	12	2	84	904	FLAT	Private
Level 02						
	13	3	123	1324	FLAT	Private
	14	3	123	1324	FLAT	Private
			14	1265	13616	
Total Phase 2 Residential NIA:			4583	49331		

PHASE 2 SUMMARY - Affordable Housing

	Affordable Rent	Shared Ownership	Total	% of affordable housing offer
Area - GEA (msq)	1201	286	1487	
Area - NIA (msq)	770	241	1011	22
Units				
1b/2p	0	4	4	
2b/3p	0	0	0	
2b/4p	3	0	3	
3b/5p	6	0	6	
			13	

BLOCK SUMMARY**PHASE 1 (Private)****Block A**

1 Bed	0	
2 Bed	0	
3 Bed	2	
4 Bed	2	4

Block B (Private)

1 Bed	0	
2 Bed	0	
3 Bed	2	
4 Bed	2	4

Block C (Private)

1 Bed	0	
2 Bed	1	
3 Bed	0	1

Block D (Private)

1 Bed	0	
2 Bed	7	
3 Bed	23	30

Block E (Community use)

1 Bed	0	
2 Bed	0	
3 Bed	0	0

Block F (Private)

1 Bed	11	
2 Bed	3	
3 Bed	0	14

Block G (Shared Ownership)

1 Bed	9	
2 Bed	2	
3 Bed	0	11

Block G (Affordable Rent)

1 Bed	0	
2 Bed	0	
3 Bed	2	2

Block H (Affordable Rent)

1 Bed	0	
2 Bed	3	
3 Bed	6	9
UNITS	75	

PHASE 2**Block J (Affordable Rent)**

1 Bed	0	
2 Bed	3	
3 Bed	6	9

Block K (Private)

1 Bed	4	
2 Bed	8	
3 Bed	1	13

Block K (Shared Ownership)

1 Bed	4	
2 Bed	0	
3 Bed	0	4

Block L (Private)

1 Bed	0	
2 Bed	10	
3 Bed	3	13

Block M (Private)

1 Bed	0	
2 Bed	9	
3 Bed	5	14
UNITS	53	

PHASE 1 AND PHASE 2 SUMMARY

1 Bed	28
2 Bed	46
3 Bed	50
4 Bed	4
TOTALS: Units	128

		Sqm	Sqft
GEA (Residential units only)		16857	181447
GIA (Residential units only)		14908	160473
NIA (Residential units only)		12098	130223

UNIT SUMMARY

Private	No Units	Habitable rooms	73 %
1 bed	15	30	16 %
2 bed	38	114	41 %
3 bed	36	144	39 %
4 bed	4	20	4 %
	93	288	96 %

GEA (Excluding plant/car parking) 12894 msq 76 % of floor space

Affordable 27 %

Shared Ownership			43 %
1 bed	13	26	87 %
2 bed	2	6	13 %
3 bed	0	0	0 %
	15	32	100 %

GEA (Excluding plant/car parking) 1296 msq 8 % of floor space

Affordable Rent			57 %
1 bed	0	0	0 %
2 bed	6	18	30 %
3 bed	14	56	70 %
	20	74	100 %
	128	394	

GEA (Excluding plant/car parking) 2667 msq 16 % of floor space
GEA (Total Affordable) 3963 msq 24 % of floor space

TOTAL GEA (Excluding car parking) 16857 msq 100 % of floor space

Site Area:	
Phase 1	0.5613 (TBC)
Phase 2	0.4185 (TBC)
	0.9798

Density: 130.6 Units/hectare

Notes:

1. Where NIA is stated for residential units this is the net saleable area of the apartments. Therefore it represents the GIA of each flat between perimeter walls, as shown on the 09 series area drawings.
2. For Blocks A and B the net saleable areas includes large structural internal walls / chimney breasts etc.
3. Net saleable areas are for floor areas with 2.1m head height or above.
4. Residential GEA areas for Blocks F, G, H and J include semi-basement spaces at Level -03 that will be used for cycle and bin storage + plant